



**ELYSIUM GATE, NEW KINGS ROAD, FULHAM, LONDON, SW6 4LZ**

- **PURPOSE BUILT OFFICES SET AROUND A PRIVATE COURTYARD**
- **1,625 SQ FT (150.97 m<sup>2</sup>)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

Elysium Gate is a purpose built office scheme (B1) set around a private courtyard which also provides car parking via electrically operated gates.

Unit 25, located on the 2nd floor is a self contained office with private WC and kitchen facilities. Private car parking is available within the courtyard and Business Parking permits are available.

The premises are prominently situated on the New Kings Road. The nearest underground stations to the property are Parsons Green and Putney Bridge. The property is also located near local bus stops.

## Amenities

- Lifts
- Carpet Tiles
- Perimeter Trunking
- Onsite car parking
- Plastered Ceilings
- Suspended or spot lighting
- Cooling and /or independent heating
- Entry Phone access

## Floor Areas

The building has the following approximate floor areas:

Floor	Sq m	Sq ft
Unit 25	1,625	150.97

## Terms

There is an existing lease available expiring 2019.

## Rent

£43,587 pa Service charge: fair proportion – capped at £6.25 psf + RPI index.

## Legal Fees

Each party to be responsible for their own costs.

## Rates

According to the Valuation Office website the premises are described as: Office and premises.

Rateable Value: £33,750

## VAT

VAT may be chargeable on the property.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH LETTING AGENTS**

**Tim Shepherd**  
01403333921 or 07921056072  
tshepherd@colyercommercial.co.uk

**Jo Parry**  
01403 275275

